This Instrument Was Prepared By:
J. Timothy Street
Attorney at Law
238 Public Square
Franklin, Tennessee 37064

Davidson County DEEDTRS
Recvd: 06/17/04 16:09 2pgs
Fees:12.00 Taxes:0.00
20040617-0072125

Address of New Owner:
Metropolitan Development and
Housing Agency
701 South Sixth Street
Nashville, Tennessee 37206

Send Tax bills to:
EXEMPT

Map & Parcel
071-16-0-233.00

DEED BY TRUSTEE UNDER FORECLOSURE

This deed made and entered into this 1st day of June, 2004, by and between J. Timothy Street acting as Trustee as hereinafter stated, party of the first part, and Metropolitan Development and Housing Agency, party of the second part.

WITNESSETH:

That whereas, The Picker Trust executed to said John T. Flaugher, Trustee, upon the lands hereinafter described in a deed of trust dated April 23, 1998 and recorded in Book 10903, Page 909, Register of Deeds, Davidson County, Tennessee and whereas, J. Timothy Street having been appointed Successor Trustee by instrument dated the 22nd day of December, 2003, Instrument No. 20031222-0182028, Register of Deeds, Davidson County, Tennessee; and whereas, the indebtedness thereby secured being overdue and unpaid, and the holder of said indebtedness having called upon the said successor trustee to foreclose the said deed of trust, the said successor trustee after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the main entrance of the old Ben West Library building located at 225 Polk Avenue, downtown, Nashville, Tennessee on the 1st day of June, 2004 when and where, the Metropolitan Development and Housing Agency became the last and highest bidder at the price of Fifty-Five Thousand and 00/100 ($55,000.00) Dollars.

Now therefore, the said J. Timothy Street acting as trustee as aforesaid in consideration of the premises and the sum of Fifty-Five Thousand and 00/100 ($55,000.00) Dollars to him in hand paid, has bargained and sold and by these presents do bargain, sell and convey to the said Metropolitan Development and Housing Agency, its successors and/or assigns, the following described real property located in Davidson County, State of Tennessee, and being more particularly described as follows, to wit:

> Being Lot Nos. 190 and 191 on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Picker Trust by deed from Jennie Louise Lavender of record in Book 10720, page 281, said Register's Office and Being the same property conveyed to John T. Flaugher, Trustee, Franklin National Bank by Deed of Trust from The Picker Trust of record in Book 10903, Page 909, Register's Office for Davidson County, Tennessee.

Property address:
1210 North 7th Street
Nashville, Tennessee 37207.

To have and to hold the said lands and premises together with all privileges and appurtenances thereunto belonging to them, the said party of the second part and their heirs and assigns in as full and ample a manner as the said trustee has power to convey same.

This conveyance is subject to the following exceptions:

1. Metropolitan Davidson County taxes for the year 2002 in the amount of $1,067.31 through June 30, 2004.
2. Metropolitan Davidson County taxes for the year 2003 in the amount of $816.83 through June 30, 2004.
3. Metropolitan Davidson County taxes for the year 2004 an amount not yet due and payable.
4. Such facts as would be disclosed by an accurate survey of the property.

In witness whereof, J. Timothy Street, acting as successor Trustee as hereinabove stated has set his hand on this the 3rd day of June, 2004.

J. Timothy Street, Successor Trustee

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of June, 2004.

Notary Public

SHERYL DYKEMA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 6/26/07

I hereby swear or affirm that the actual consideration paid for this property is Fifty-Five Thousand and 00/100 ($55,000.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee